



Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
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NOTICE OF DECISION

MISC119-0071: Extension of a Conditional Use Permit (File # CUP18-0004) for
Crestview Crossing PUD (File # PUD18-0001)

November 1, 2019

3j Consulting, Inc.
Attn: Andrew Tull
9600 SW Nimbus Avenue, Suite 100
Beaverton, OR 97008

Re: Extension request for Conditional Use Permit CUP18-0004 for Crestview Crossing PUD

The Newberg Community Development Director has approved the extension request MISC119-0071, which extends the conditional use approval for Crestview Crossing PUD, located north of E Portland Road and west of NE Benjamin Road, for tax lots R3216-13800 and R3216-1100 from October 25, 2019 to April 25, 2020.

Newberg Development Code 15.225.100 Conditional use permit must be exercised to be effective.

A. A conditional use permit granted under this code shall be effective only when the exercise of the right granted thereunder shall be commenced within one year from the effective date of the decision. The director under a Type I procedure may grant an extension for up to six months if the applicant files a request in writing prior to the expiration of the approval and demonstrates compliance with the following:

- 1. The land use designation of the property has not been changed since the initial use permit approval; and***
- 2. The applicable standards in this code which applied to the project have not changed.***

B. In case such right is not exercised, or extension obtained, the conditional use permit decision shall be void. Any conditional use permit granted pursuant to this code is transferable to subsequent owners or contract purchasers of the property unless otherwise provided at the time of granting such permit. [Ord. 2451, 12-2-96. Code 2001 § 151.214.]

Finding: The Conditional Use Permit (CUP) for the Crestview Crossing Planned Unit Development (PUD) would have expired on October 25, 2019. On October 10, 2019, the applicant requested that the city grant a six month extension to allow additional time to complete Phase 1A of the approved phasing plan.

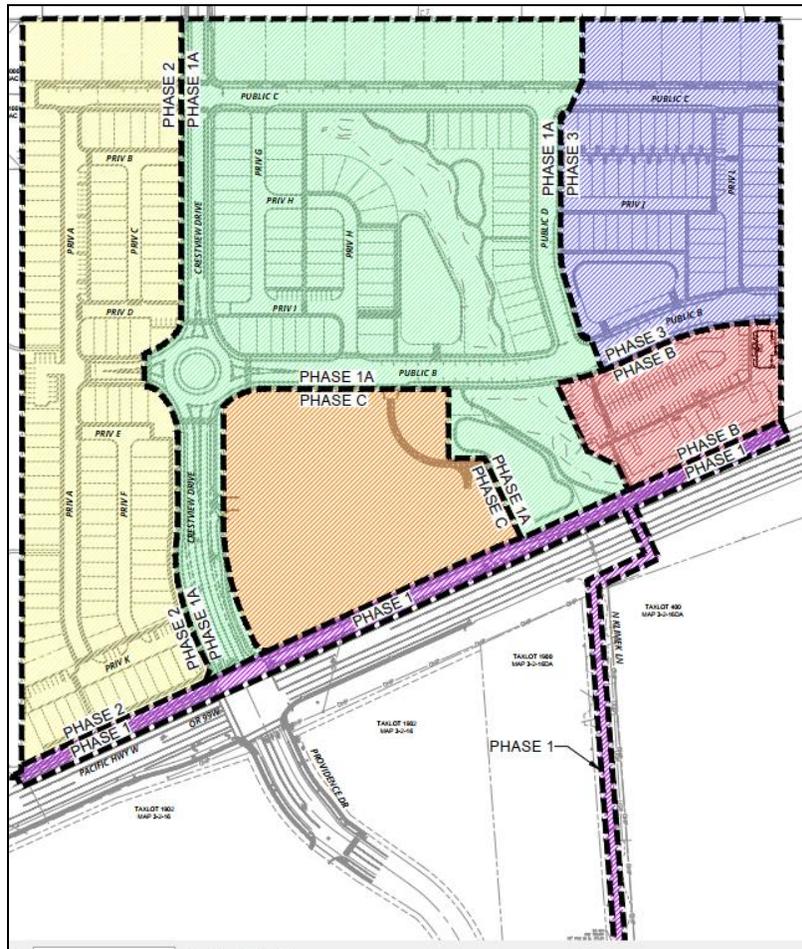


Figure 1 Approved Phasing Plan for Crestview Crossing

Phase 1A includes extension of E Crestview Drive from E Portland Road through the site to the northern property line where the new road will connect to the existing NE Crestview Drive. Phase 1A also includes the construction of other public and private roadways and lots located east of the E Crestview Drive extension to public road D. This phase will also include the stormwater facility located south of public road B. The applicant is waiting for the approval of a Joint Permit Application from the Oregon Department of State Lands and U.S. Army Corps of Engineers before moving forward with the project.

Two criteria are applicable to the extension request. The first criterion is that the land use designation of the property has not been changed since the initial use permit approval. At the same time of the CUP approval the site was designated R-1 Low Density Residential, R-2 Medium Density Residential and C-2 Community Commercial. No zoning designation change has occurred and the site remains zoned R-1, R-2 and C-2. The original development application was reviewed as a Planned Unit Development (PUD).

The second criterion is that the applicable standards in this code which applied to the project have not changed. No changes to the Newberg Municipal Code have occurred that are applicable to the CUP or PUD requirements.

Newberg Development Code 15.225.100 states “In case such right is not exercised, or extension obtained, the conditional use permit decision shall be void. Any conditional use permit granted pursuant to this code is transferable to subsequent owners or contract purchasers of the property unless otherwise provided at the time of granting such permit. [Ord. 2451, 12-2-96. Code 2001 § 151.214.]” The CUP was originally issued to VPCF Crestview, LLC and GC Commercial, LLC. The current owner of the subject properties is Newberg Crestview, LLC. All three of the aforementioned LLCs are associated with JT Smith or Jeff Smith.

The applicants’ request is therefore approved, and the expiration date is extended six months, until April 25, 2020.

If you have any questions please contact me at 503-537-1215 or keith.leonard@newbergoregon.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Keith Leonard".

Keith Leonard, AICP
Associate Planner
City of Newberg